



**Legislative Department
Seattle City Council
Memorandum**

Date: December 6, 2013

To: Richard Conlin, Chair
Tim Burgess, Vice Chair
Mike O'Brien, Member
Planning, Land Use and Sustainability Committee (PLUS)

From: Eric McConaghy, Council Central Staff

Subject: **Clerk File (CF) 311081** Application of Katy Chaney to prepare a new Major Institution Master Plan for the Virginia Mason Medical Center campus, located at 1100 9th Avenue (Project No. 3011669, Type IV)

Description of Application:

Virginia Mason Medical Center (Virginia Mason) seeks approval of a new Major Institution Master Plan (MIMP) and rezones to expand the boundary of the related Major Institutional Overlay (MIO) boundary and to correct a mapping error.

Virginia Mason has developed a new MIMP to guide its future growth. If City Council approves the MIMP, it would authorize future development through the adoption of plans, use requirements and development standards applicable to property Virginia Mason owns within its MIO zone. The MIO is also established by Council, designating the area in which the MIMP applies.

City Council Review

Council review of a proposed MIMP is a Type IV land use decision under the City's Land Use Code. As such, it is a quasi-judicial decision that is subject to state and local laws restricting the manner in which such decisions are made. These restrictions are summarized in the memo to the PLUS Committee dated September 23, 2013.

A PLUS Committee recommendation to approve a MIMP and rezone for the MIO with height limits specified, subject to the conditions contained in Council's Findings, Conclusions and Decision (FCD), allows the Full Council to take action.

The PLUS Committee considered possible options for the housing replacement conditions on the proposed MIMP at the October 30, 2013 meeting. Council's rules for quasi-judicial matters allow parties of record to respond to questions from Council. At the November 22, 2013 meeting, PLUS Committee heard the response of parties of record to options for the housing replacement conditions of the MIMP.

Parties' Response

Overall, the parties that spoke to PLUS at the November 22, 2013 meeting regarding the options for housing replacement conditions asked Council to adopt Hearing Examiner's recommended conditions for the MIMP. The parties that spoke were Betsy Braun, Administrative Director for Design, Construction and Property Management for Virginia Mason, and Steve Gillespie, attorney for Virginia Mason.

Attachment A to this memo provides the written version of the comments offered at the meeting. Note that the comments address the major questions presented in the staff memorandum to PLUS dated October 25, 2013.

On behalf of Virginia Mason, Betsy Braun asked that PLUS "not increase the duration, difficulty or expense of replacing this housing beyond the Hearing Examiner's recommendations." She encouraged PLUS to adopt the housing replacement conditions unchanged from those recommended by the Hearing Examiner. She emphasized the extensive work of the Citizens Advisory Committee with Virginia Mason leading in the development of the MIMP.

Mr. Gillespie also requested, on behalf of Virginia Mason, that there be no change to the housing conditions in the MIMP. He raised a specific concern about the changing the way that the City establishes that Virginia Mason has caused replacement housing to be built. He requested that if Council did change this condition, then the Department of Planning and Development (DPD) should be the sole determiner of whether or not Virginia Mason caused the replacement housing to be built and should make an early and binding determination.

The optional condition described in the memo to PLUS dated October 25, 2013 reads:

VM does not meet the replacement requirement by participation in a project that would be built regardless of VM's participation, as determined in their sole discretion by the Office of Housing and the Department of Planning and Development.

In response to PLUS questions during the meeting, Mr. Gillespie answered that Virginia Mason agreed with the minor adjustments to the conditions regarding the definition of the greater First Hill neighborhood and clarifying that DPD would provide proposals for the Standing Advisory Committee (SAC) for review.

The housing replacement conditions in the FCD, the same as those recommended by the Hearing Examiner except for the following adjustments, are shown on Attachment B of this memorandum. The adjustments include:

- re-organization for ease of reading and clarity;
- defining the area of "greater First Hill neighborhood" consistently throughout the conditions;
- making DPD responsible for submitting proposals for replacement housing to the SAC for review and comment; and

- requiring the same specifications for replacement housing for both the build and pay options.

Next Steps

The Council introduced Council Bill 117980 for the MIMP and rezone for the MIO and referred it to the PLUS Committee on November 25, 2013. The MIMP and rezone for the MIO are subject to the conditions contained in the FCD (CF 311081).

On December 11, 2013, the PLUS Committee is anticipated to complete discussion of the Virginia Mason MIMP and rezone. The PLUS Committee may vote to recommend approval of the MIMP and rezone for the MIO with height limits specified, subject to the conditions contained in Council's Findings, Conclusions and Decision (FCD) at the same meeting, allowing a vote by Full Council on December 16, 2013.

Attachment A: Virginia Mason's Responses to PLUS Committee Questions
Attachment B: Housing Replacement Conditions in Virginia Mason FCD